



## A Monthly Report from the Office of the City Manager ★ September 2006

There will be a new addition to College Station's skyline when construction breaks ground in November for Gameday Aggeland (view from the penthouse pictured above). Located on property at Wellborn and Church (north of Cafe Eccel), the six-story Aggie-themed project will anchor the west end of the Northgate Entertainment District.

With an investment between \$20 and \$40 million, the 120-180 unit project will bring high-end housing to the area along with 10,000 sq. ft. of ground floor retail. Marketed to A&M season ticket holders, former students and local residents, prices per condo range from \$130,000 for 450 sq. ft. efficiency units to \$750,000 for 1700 sq. ft. penthouse units.

■ We have narrowed the field of applicants for Assistant City Manager from more than 170 to six finalists who traveled to College Station in late August for interviews. Two candidates will be selected to fill openings created when I moved to the City Manager's office earlier this year, plus the addition of a second ACM position.

Finalists include:

**Mike Land**, City Manager in Gainesville, Texas. He has served in Gainesville since 1992, the last 10 as City Manager.

**Kathy Merrell**, Asst. City Manager in Abilene. She has served in Abilene since 1994 and as Asst. City Manager since 2002.

**Modesto Mundo**, Asst. City Manager in Lake Jackson. He has served in Lake Jackson since 1995 as Asst. City Manager.

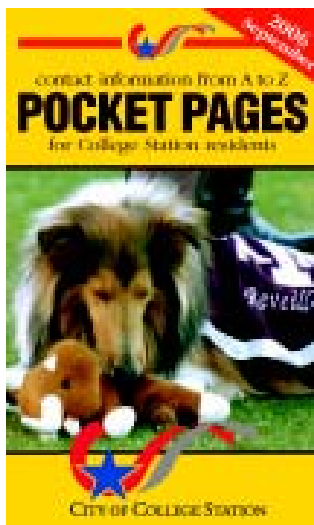
**Mark Smith**, Interim Asst. City Manager in College Station. He has worked in College Station for 26 years,

serving as Director of Public Works since 1994.

**Melissa Vossmer**, former Asst. City Manager in San Antonio now serving as Interim City Manager in Angel Fire, NM. She worked as Asst. City Manager in San Antonio from 1998-2006.

**David Watkins**, former City Manager in Auburn, Alabama. Served in Auburn from 2003-2006.

■ *Pocket Pages*, the popular miniature phone directory introduced to residents last fall, is back this month with an expanded list of Texas A&M University numbers added to assist the 45,000 students and 12,000 employees at the campus.



Measuring only 3" x 5", it is available at City offices, plus will be distributed through CSISD and at Student Life and Graduate Studies offices on campus. You also can call 764-3445 for a free copy.

■ As a reminder, we are moving ahead with development of our **Unified Drainage Design Guidelines** and would appreciate your input. They are available for review at [www.bcsunited.net](http://www.bcsunited.net). Send your comments and suggestions to [agibbs@cstx.gov](mailto:agibbs@cstx.gov).

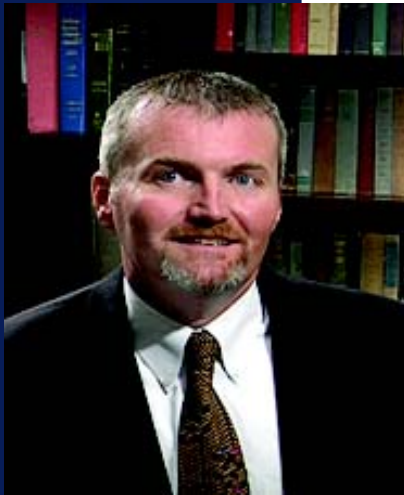
City Manager



## *Gwin Selected for Economic Development*

**David Gwin**, Community Development Manager in Carrollton, has been selected to head College

Station's Economic and Community Development Department. He will assume his new duties October 2.



"We are looking forward to having David join our staff and know he brings the experience and vision necessary to succeed in a community with the high expectations of College Station," said **Glenn Brown**, City Manager.

"His experience in larger cities such as Carrollton, Arlington and Garland reflects a proven track record and we know his creativity and expertise will be a comfortable fit for our community."

A nationally-certified economic and community development professional with 14 years of experience in urban planning, economic development and community reinvestment, Gwin has experience in retail/commercial redevelopment; public/private partnerships; financial, economic and demographic analysis; and neighborhood reinvestment programming.

Among his primary responsibilities will be: assume the leadership role for the Hotel Convention Center and Northgate Redevelopment/TIF

projects; serve as staff liaison with Research Valley Partnership; monitor retail development and redevelopment projects to continue to promote a healthy local economy through expansion of sales tax collection; and oversight of the City's Community Development staff and neighborhood reinvestment opportunities.

"I am excited about joining such an impressive organization and really look forward to serving the citizens of College Station," said Gwin. He is certified by the International Economic Development Council (IEDC) as a Certified Economic Developer. He also is certified by the American Planning Association's American Institute of Certified Planners (AICP) and holds the Public Housing Manager (PHM) and Senior Professional Housing Manager (SPHM) designations from the National Association of Housing and Redevelopment Officials (NAHRO).

His appointment fills a vacancy created when Kim Foutz resigned earlier this year to accept a position of Assistant City Manager with the City of Temple. Almost 30 applications from across the country were reviewed before the field was narrowed to four in August.

Gwin earned a B.A. in Political Science and M.S. in Geography from Oklahoma State University.





# Water features...

## *Fountains at University Town Center Scheduled for Completion in November '06*

Heads are already turning as motorists drive past University Town Center, a 21-acre development located halfway between Texas Avenue and Earl Rudder Freeway South. Not only are new restaurants opening each month, but construction of a large, centrally located water feature promises to add an attractive design element to the project.

Its close proximity to Texas A&M (*the nation's fifth largest university*), a traffic count of 40,000 cars per day, and the location of eight hotels with 945 guest rooms within a short walking distance, make this stretch of University Drive one of the most desirable pieces of real estate in central Texas. Now in Phase 2, plans for University Town Center call for more than 102,000 square feet in restaurant and retail, with 56,000 additional square footage planned in the third phase. Included in the development are Ben & Jerry's Ice Cream, Veritas, It's A Grind, Tommy Steaks & Sushi, Blue Baker, Boston's Pizza and Sports Bar and Abuello's.

**David Scarmardo**, president of Sahara Realty Group that is developing the property, projects the water feature will be complete in November and provide walkways, benches, landscaping, and outdoor seating for several of the adjacent restaurants.

"A center fountain shooting 50 feet in the air, surrounded by eight 30 ft. fountains and cascading waterfalls should prove quite attractive to residents and visitors to College Station," said Scarmardo.



*David Scarmardo (above, right) oversees construction of the new water feature at University Town Center. A rendering of the project is shown below.*





# Inside College Station...

★ Family and friends of William D. Fitch, “Mr. College Station,” gathered last month to officially mark the renaming of Greens Prairie East and SH 40 to William D. Fitch Parkway.

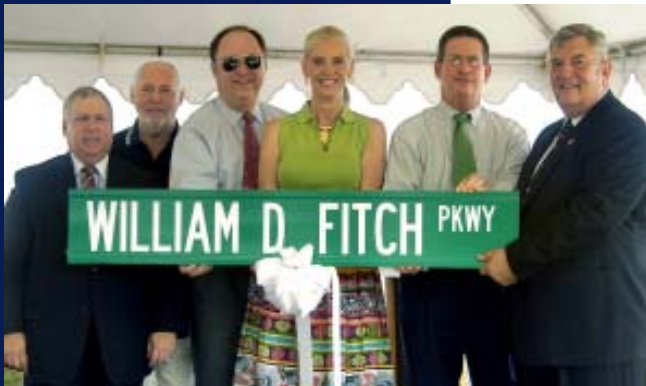
including replacing the old logo with the new. While the latest version was adopted two years ago, plans called for phasing in the new design as vehicles were purchased or maintenance projects were implemented. Crews are expected to complete the painting this month.

★ Wanna trade? You may be hearing that phrase often in the next few weeks as **police trading cards** are distributed throughout College Station by 27 uniformed officers participating in a new program unveiled in September.

“The College Station Police Department understands just how important it is to be proactive in building relationships with our community and we hope this program helps to familiarize our citizens with its officers on a more personal level,” said **Chief of Police Michael Clancey**. “It’s a great opportunity to become better acquainted with residents of all ages -- children, students, parents and grandparents.”

Earlier in the year, CSPD was awarded a Byrne Justice Grant for Community Involvement, part of which was used to purchase the cards. The initial set includes photographs of 27 police officers, plus information about each officer along with a safety message.

Clancey cautioned it is extremely important for parents and children to remember not to approach officers while they are writing a citation or appear to be busy with an investigation.



The 8.5 mile stretch of road-way connects Highway 30 and Wellborn Road, providing direct access to the Texas A&M University campus and Easterwood Airport.

**Laura Fitch Normand** and her husband, **Pete**, accepted a street sign with the official name, then visited with more than 100 who attended the ceremony.

Over 700 names were submitted by the public last spring when the City Council invited suggestions in a “Name That Road” contest.

★ Up in the skies of College Station you’ll find contractors busy at work on the elevated water towers. Both **ground and elevated water towers** are receiving their preventive maintenance painting treatment,







# Speaking of success...

★ **College Station Utilities** was recently honored in Austin by the Texas Public Power Association (TPPA) with the prestigious **System Achievement Award**.

To be considered for the award, a system must be widely recognized in the public power field, must have acted to enhance the prestige of public power, and must have been a leader in improved service to customers.

“The City of College Station has experienced phenomenal growth over recent years and keeping up with this growth has been a challenge,” said **David Massey**, Director of Electric Utilities. “In addition to meeting the electrical needs of the community, CSU has been a supportive partner within the community.” He cited sponsorship of the popular Starlight Music Series and co-hosting the Annual Safety Sparktacular with the College Station Fire Department as examples.

CSU continually emphasizes customer service and aesthetic improvements, leading the area in converting unsightly overhead electrical lines into a more stable underground system, with over 40% of the lines buried. In addition, CSU has installed “period” street lighting where appropriate in several of the City’s historic neighborhoods.

CSU management and staff are active members of the American Public Power Association, TPPA, ERCOT, and other industry organizations.

★ **July sales tax receipts** (*June sales*) have been received from the State Comptroller’s Office. The City collected \$1,456,741 for the month of July, representing a 11.31% increase in revenue from the same month a year earlier. Sales tax collections for FY06 YTD are 8.45% above FY05 collections.

Tax revenues were projected to grow at or around the 5% trend. The Budget Office will continue to monitor sales tax revenue projections and report accordingly should there be any changes from the forecasted amount.

## **July FY06 Receipts**

\$1,456,741  
Actual Difference  
Percent Difference

## **July FY05 Receipts**

\$1,308,705  
\$148,036  
11.31%

## **FY06 YTD Receipts**

\$13,954,438  
Actual Difference  
Percent Difference

## **FY05 YTD Receipts**

\$12,867,273  
\$1,087,165  
8.45%



*Tony Michaelsky (second from left), CSU Transmission and Distribution Superintendent, and David Massey (CSU Director of Electric Utilities) are pictured with TPPA officials as they receive the System Achievement Award in Austin.*

CITY OF COLLEGE STATION  
Heart of the  
Research Valley

1101 Texas Avenue  
College Station, TX 77842  
[www.cstx.gov](http://www.cstx.gov)

## COUNCIL CALENDAR

### Saturday, Sept. 9

9-11 Ceremony, 10 am, Bush  
Presidential Library

### Thursday, Sept. 14

Council Workshop, 3 pm  
Regular Meeting, 7 pm

### Monday, Sept. 18

-Intergovernmental Committee  
Meeting, Noon, CVB  
-Public Hearing/Tax Rate, 7 pm,  
Council Chambers

### Tuesday, Sept. 19

-Transportation Committee,  
4:30 pm  
-Celebrating the Arts Reception  
and Dinner, 6 - 9 pm, Miramont

### Sunday, Sept. 24

Chanber of Commerce 2nd  
Annual Lobsterfest, 6:30 - 9:30  
pm, Brazos Center

### Tuesday, Sept. 26

SOS Ministries Annual  
Banquet, 6:30 - 8 pm, Hilton  
Hotel

### Thursday, Sept. 28

Council Workshop, 3 pm  
Regular Meeting, 7 pm

### Monday, Oct. 2

Annual Fallen Firefighter  
Memorial Ceremony, Noon, Fire  
Station #2 on Rio Grande

### Thursday, Oct. 5

International Scholars BBQ,  
5 pm, Central Park Pavillion

## Shining moments...

★ Letter to **Glenn Brown, City Manager**: "I cannot begin to tell you how very happy I am with the job your crew has done on our drainage problem along the back of our property on Lancelot Circle. I am sure that it wasn't easy working down in that ditch with the weather in the 100's! We are all so pleased with the way it looks! We want to thank you and Mark Smith for your caring enough about 'ordinary citizens' in our older neighborhood to get the job done. I have been pushing for this to be done for 20 years and it took you and Mark to get it accomplished." -- **Anita Davidson**

★ Letter to **Mark Smith, Interim Asst. City Manager**: "I am so happy! The job on the drainage ditch in back of Lancelot Circle is almost finished. It looks great! I have to thank you first for listening to my plea for help. Without you and later Mr. Glenn Brown, I don't think the job would be done. After 20 years of worrying about the erosion problem, I can now sleep at night. Your work crew worked so hard. I know that it was hot down in that ditch. The workers were so nice and polite. They should be commended for a great job. I have told them how happy we all are. I can never thank you enough." -- **Anita Davidson**

★ Email to **Glenn Brown, City Manager, and R. B. Alley, Fire Chief**: "...I would like to recognize the Fire Department for providing outstanding customer service once again. On Saturday, July 29, operators from Water Services were responding to an 8-inch water main leak on Hondo. Due to the size of the leak there was a big muddy mess to clean up. Water Services requested some help and equipment from the Fire Department in order to speed up the cleaning process. The Fire Department responded quickly and enthusiastically, and showed great teamwork in helping Water Services get the site cleaned and the street opened again. Everyone working together meant that normal service (including a reopened street) was restored to our citizens as soon as possible. The following individuals from the Fire Department showed exceptional customer service and teamwork: Station 1: **Thomas Goehl, Battalion Chief, Tim Fickey, Scott Giffen and Jason Giles**; Station 3: **Pat Quinlan, Doug Arndt and James McNeely**; and Station 4: **Gary Stevener, Mike Reed, Bill Walton and Jim Mack**." -- **Jeff Boriski**

★ Email to **College Station Fire Department**: "I just wanted to pass on a heartfelt 'Thank You' and 'God Bless' to all involved in the fill the boot drive. As many of you know, we combined our efforts with the Bryan Fire Department this year and were able to present the MDA with an outstanding donation for the cause. College Station totals for the event were \$10,180 and Bryan's were \$10,386. When we combined the two, we were able to present a check to MDA for \$20,566. Congratulations to all involved for an outstanding job." -- **Ernie Goode**

Comments, compliments or suggestions regarding City of College Station customer service may be sent to City Manager Glenn Brown at 1101 Texas Avenue, College Station, Tx 77842 or email to [cmo@cstx.gov](mailto:cmo@cstx.gov)